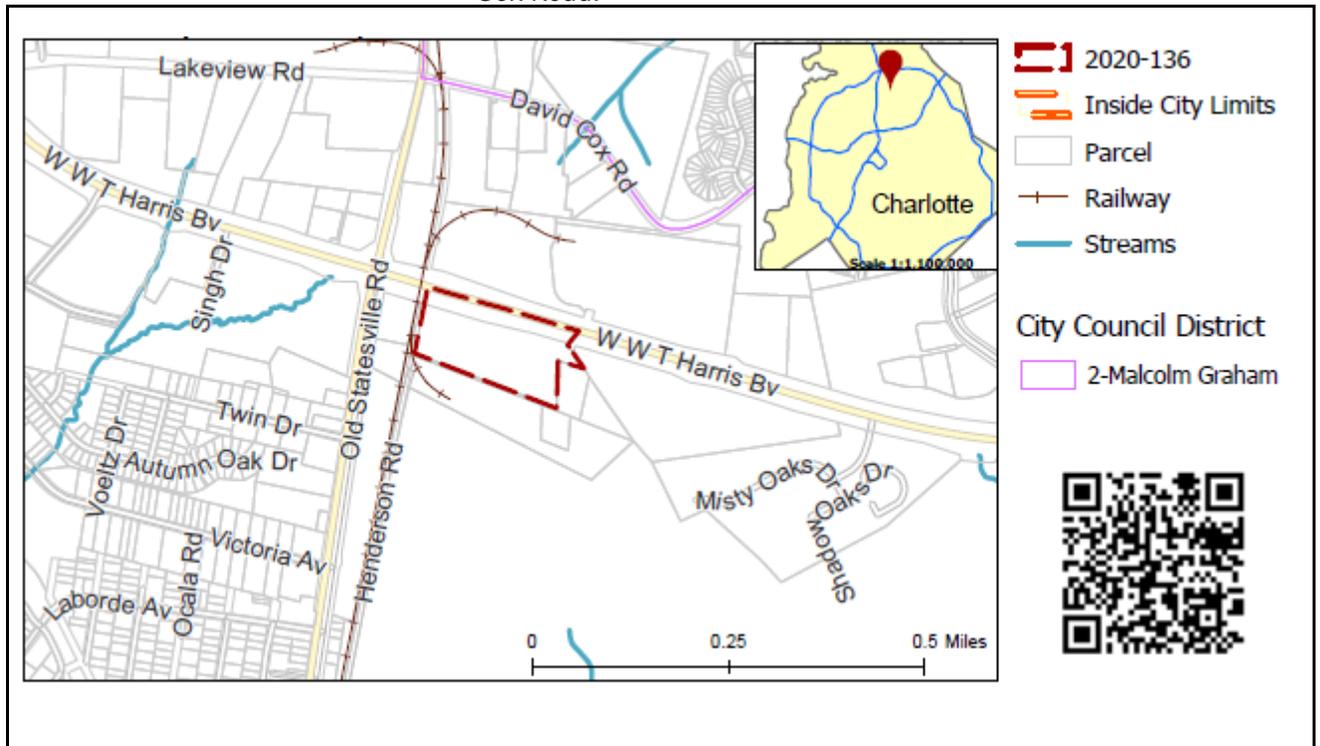


REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: I-2(CD) (general industrial)

LOCATION

Approximately 8.95 acres located along the south side of W.T. Harris Boulevard, east of Old Statesville Road, and south of David Cox Road.



SUMMARY OF PETITION

The petition proposes to allow development of an equipment rental business and for a contractor’s office and storage yard.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Scaffolding Solutions
Holly Springs Realty, LLC
Walter Fields, Walter Fields Group

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment.

Plan Consistency

This petition is **consistent** with the *Northeast District Plan (2000)* recommendation of industrial use.

Rationale for Recommendation

- The area plan recommends industrial uses for this site.
- This site is surrounded by industrially-zoned land, meaning the proposed use of an equipment rental business for this site would be compatible with the adjacent uses.

- This petition commits to complying with all city ordinance requirements and to installing or preserving a landscape screen along the front of the site to screen outdoor storage.

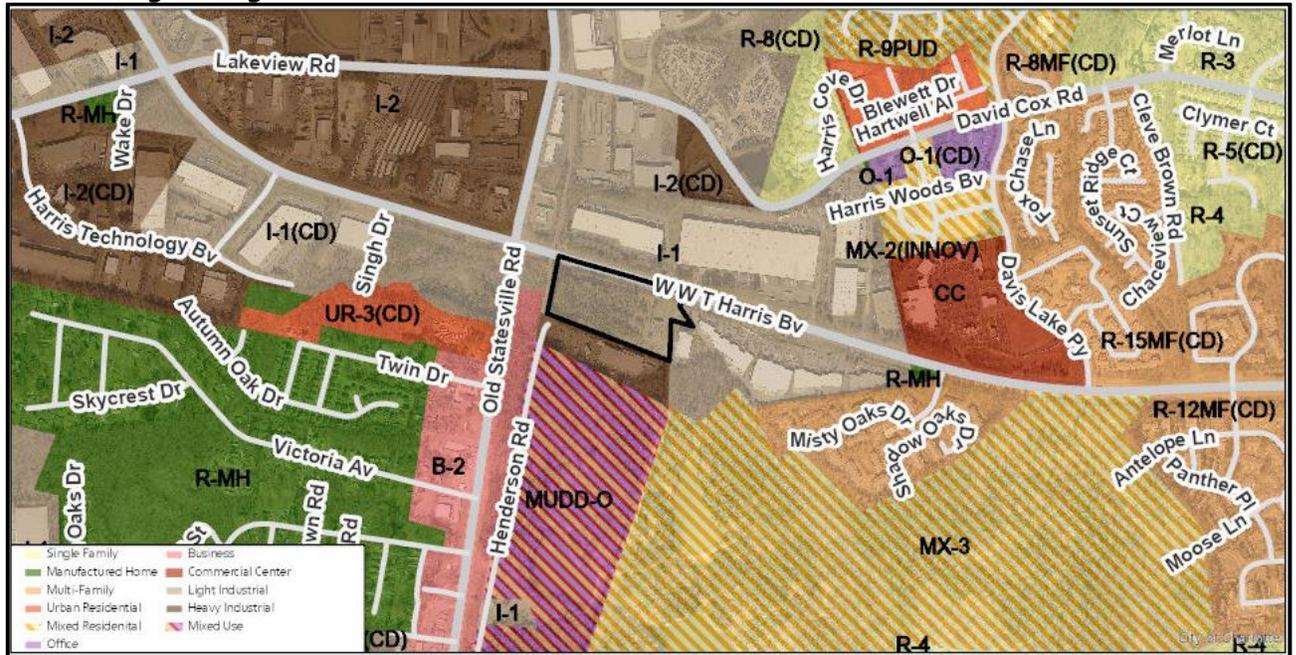
PLANNING STAFF REVIEW

• **Proposed Request Details**

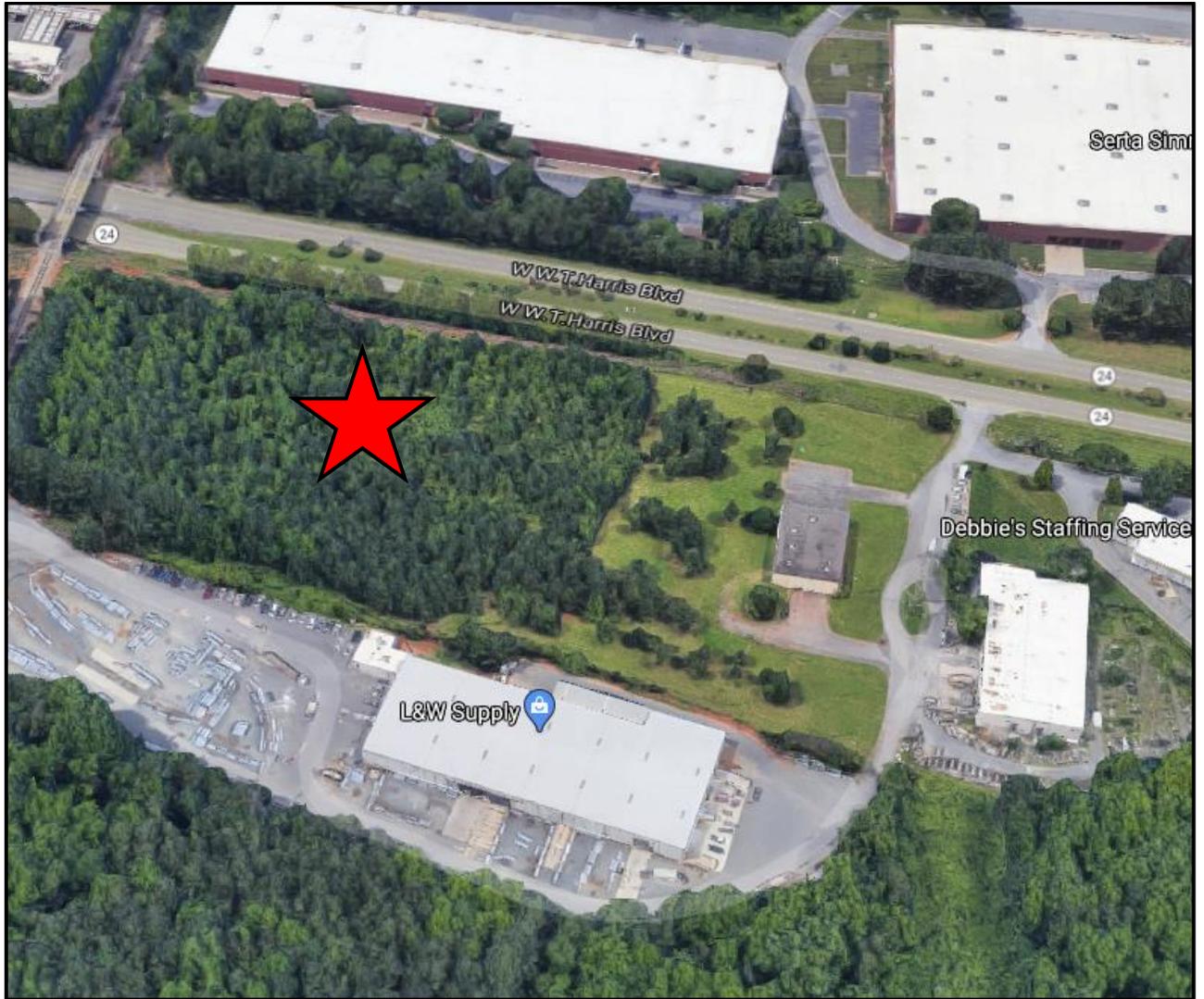
The site plan accompanying this petition contains the following provisions:

- Limits uses to those allowed in the I-1 zoning district as well as a contractor’s office and outdoor storage.
- Commits to maintain the landscape screening along West W.T. Harris.
- Provides an eastbound right turn lane on W.T. Harris Boulevard.
- Access is provided by an existing private drive off W.T. Harris Boulevard.

• **Existing Zoning and Land Use**



The site is currently zoned for light industrial. The surrounding land uses include warehouses, offices, and retail uses.



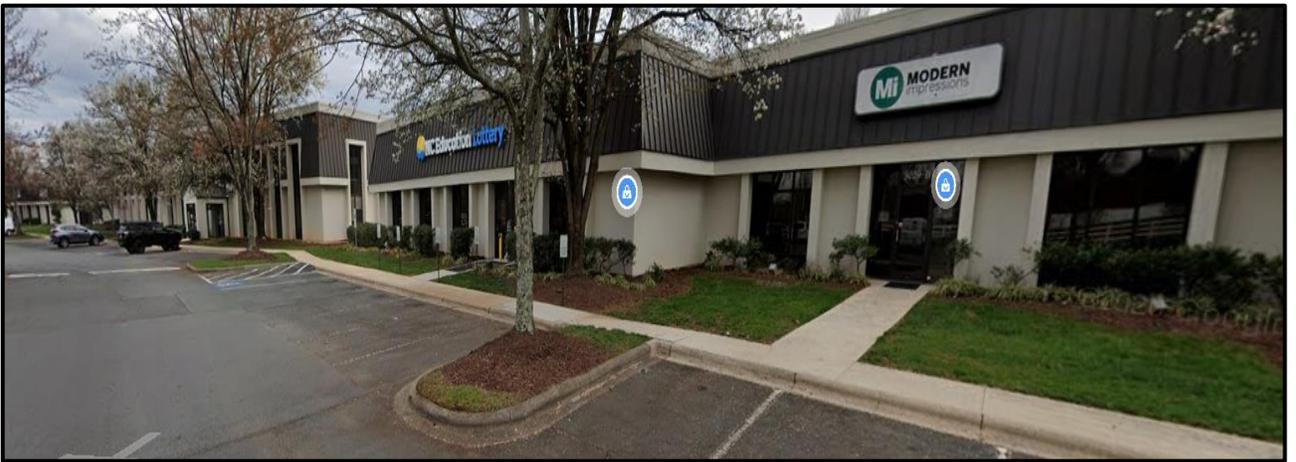
The subject property denoted by red star.



The property to the north along W.T. Harris Boulevard is developed with warehouse and office uses.



The property to the south along Henderson Road is developed with a building materials warehouse and storage yard.

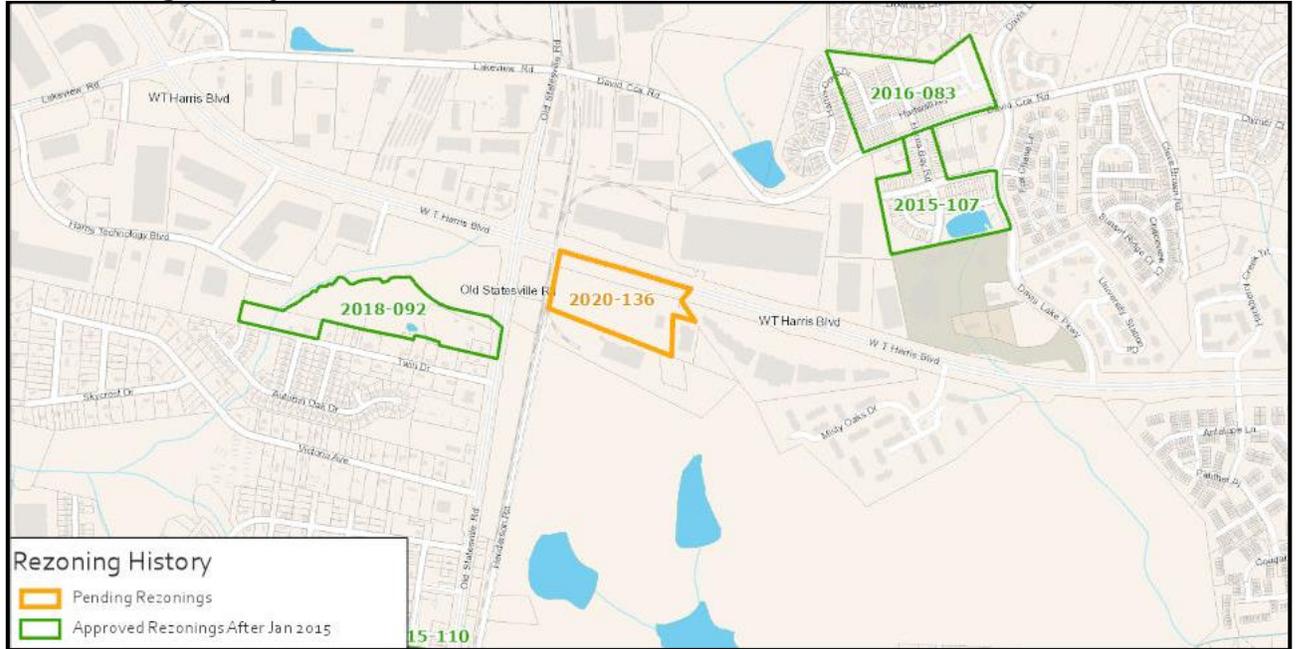


The property to the east along W.T. Harris Boulevard is developed with office uses.



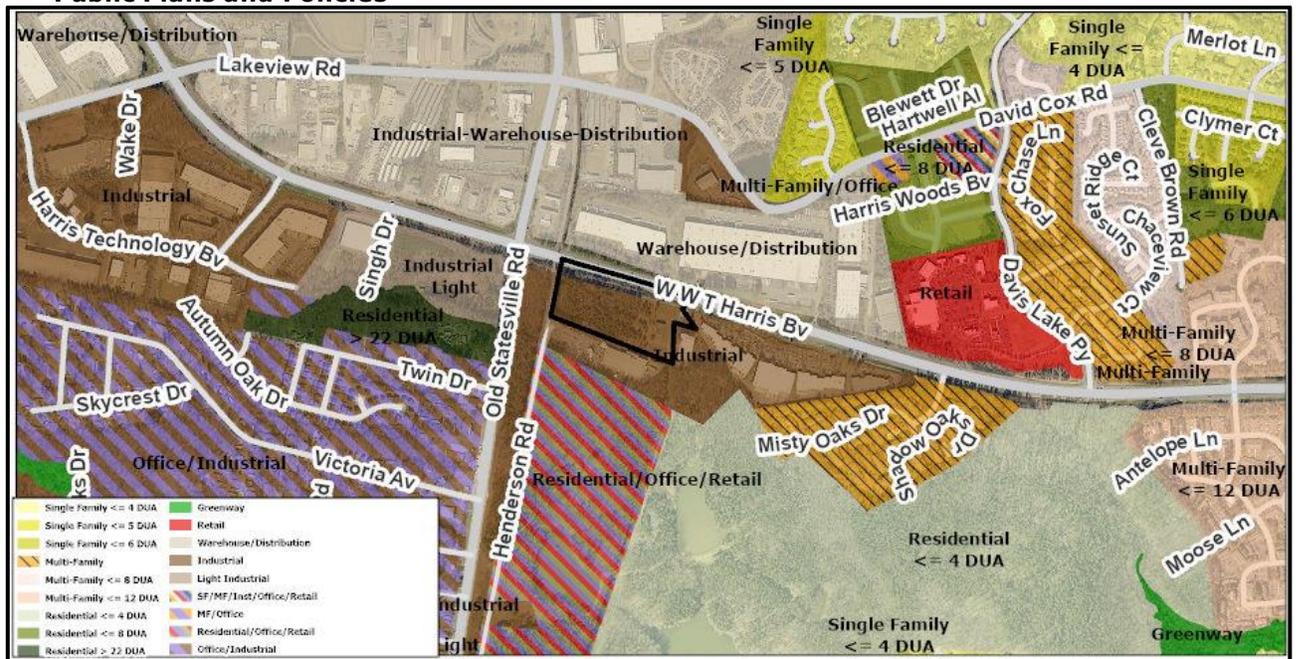
The property to the west along Old Statesville Road is undeveloped.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-107	Rezoned 12.99 acres to allow up to 103 townhomes.	Approved
2016-083	Rezoned 15.38 acres to allow up to 120 townhomes.	Approved
2018-092	Rezoned 14.5 acres to allow up to 280 apartments.	Approved

• **Public Plans and Policies**



- The *Northeast District Plan (1996)* calls for industrial uses on this site.

- **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained, limited access arterial road. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to clarifying the commitment to construct a right-turn lane on WT Harris Boulevard and reserving an easement for a future a 12-foot shared-use path. The petitioner has committed to construct a right-turn lane on WT Harris Boulevard and relocate the proposed vehicular access to accommodate NCDOT driveway stem length requirements.
- **Active Projects:**
 - Old Statesville Rd (NC 115) Widening
 - State project number: NCDOT TIP # U-5772
 - This project will widen NC 115's travel lanes from WT Harris Boulevard to I-485.
 - Right-of-way acquisition is scheduled 2029 / construction 2031
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-2.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 60 trips per day (based on 6,720 square-feet of warehouse uses).
 - Entitlement: 175 trips per day (based on 80,950 square-feet of warehouse uses).
 - Proposed Zoning: 260 trips per day (based on 134,250 square-feet of warehouse uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along WT Harris Boulevard. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along WT Harris Boulevard. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** See Outstanding Issues, Note 3.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Site plan and conditional note(s) revisions are needed to plan for future bicycle facilities by reserving an easement for a future 12-foot shared-use path to meet the City of Charlotte BIKES Policy. The shared-use path needs to be installed outside of the WT Harris controlled access limits, per NCDOT, and contained within a sidewalk utility easement, installed 2-feet back of shared-use path.
2. Conditional note Section 4.f. needs to be revised to remove "If required to do so by NCDOT."

Environment

3. Add note: Site will comply with the City of Charlotte Tree Ordinance.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225